Crowther | Key

SALES





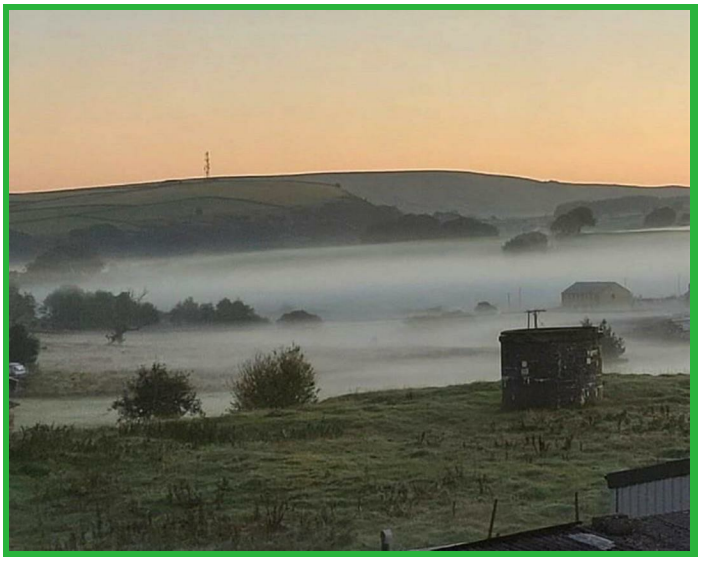


£215,000

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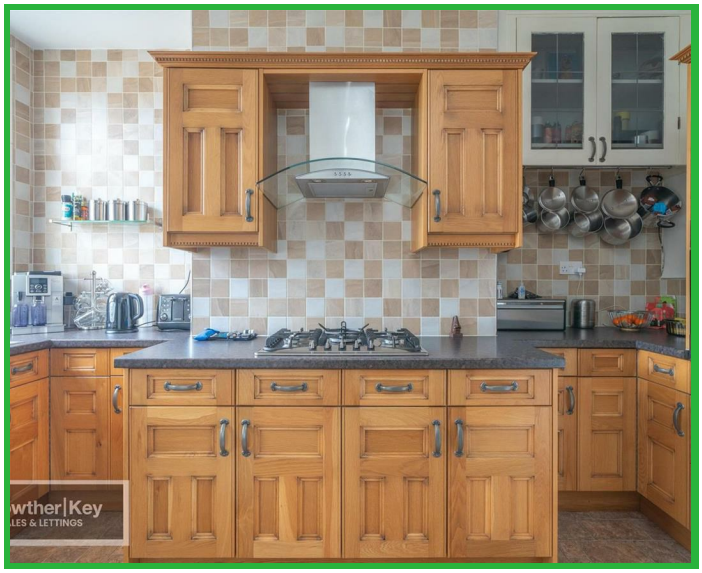
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30 Meadow Lane
Buxton SK17 8DG









Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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Porch
UPVC entrance door and windows.

Rear Porch
Plumbing for washing machine, radiator.

Lounge – 13'6 x 13'1
Multi-fuel stove, UPVC window, radiator.

Kitchen / Breakfast Room – 13'6 x 13'1
Fitted units and round edged worktops, wall cupboards, stainless steel single drainer sink unit with mixer taps, stainless steel four ring gas hob, stainless steel electric single oven, Vaillant gas fired combination boiler, double radiator, UPVC window, stairs to first floor.

Landing
UPVC window, radiator, gas convector heater.

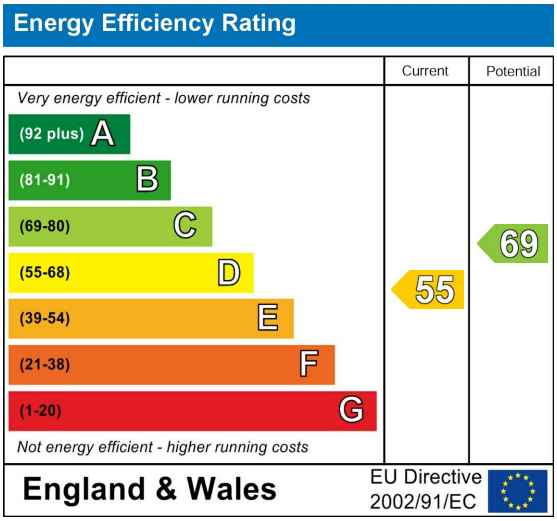
Bedroom One – 13'6 x 13'2
UPVC window, built-in wardrobes, double radiator.

Bedroom Two – 7'8 x 6'8
Built-in wardrobes, radiator.

Bathroom
Timber panelled bath with mixer taps, wash hand basin, low flush W/C, fitted cupboards, double radiator, UPVC window.

Attic Bedroom – 14'10 x 12'0
Eaves storage, radiator, Velux window.

Detached Garage to rear of the property – 19'8 x 9'4
Electric, light and power.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
55
69
England & Wales
EU Directive 2002/91/EC